

**Minutes of the Zoning Board of Appeals
February 27, 2008**

**Hearing: #08-01
Time: 7:30pm
1.42 – Finding
4.2 - Variance**

Present: David Perry – Chairman, Joseph Daigle, Terry Girouard, Donna Brooks, and Cheryl Anderson

1. David Perry opens, introduces Board.
 - a. Explains procedure
 - b. Explains rules of Hearing
2. Greg Reynolds explains what he would like to do.
 - a. Starts with expansion of home (1.42)
3. Donna Brooks asks about distance from lake.
4. Cheryl Anderson asks about proposed distance from lot lines.
5. David Perry asks about “mean grade”.
6. David Perry asks Board if
7. Terry Girouard makes motion that 1.42 applies.
 - a. Second – Donna Brooks
 - b. Vote – Unanimous to find that 1.42 does apply and that a Special Permit may be granted if so voted.
8. Abutter Mr. Mark Dymek asks about Finding vote and requests Board to place conditions on any permit to address problems with common driveway shared by three abutters during construction if any.
9. Mr. Reynolds continues with request: garage asking for Variance from 4.2.
10. Joseph Daigle asks about two primaries on the lot.
11. Terry Girouard questions Joseph Daigle on two primaries.
12. David Perry asks about mean grade of garage.
13. Cheryl Anderson discusses not allowing bathroom in garage.
14. David Perry read letters from abutters and entered into record, page 1 of 3 – The DeConinck’s, page 2 of 3 – pictures of existing structure, page 3 of 3 – The Clark’s.

15. David Perry opens Hearing to abutters for comments.
 - a. Mr. Dymek state no problem with garage
 16. David Perry closes Hearing and explains rules of appeal process at 8:15pm.
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Board goes into general business.

1. Board discusses selection of lottery agent for 40B project with owner Mark Dymek.
 - a. Board proposes having the lottery agents submit proposals and bid fees to be considered for this project.
 - b. Board discusses changing “local preference” to include relatives of town residence.
 1. To be discussed after research
 - c. Board decides to set up meeting with Gardner GG CDC.
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Board decides to go into deliberation on 08-01.

1. Board discusses first request – home.
2. Donna Brooks makes motion to grant Special Permit using 1.42 to construct addition to existing structure with conditions.
 - a. Second – Cheryl Anderson
 - b. Discussion on conditions
 1. Not to block common driveway during construction without first notifying abutters.
 2. Not to exceed 30’ in height from mean grade
 - c. Vote: Unanimous to grant with conditions
3. Board discusses second request – garage.
4. Board decides to continue deliberation on garage until next scheduled meeting.
5. Cheryl Anderson makes motion to continue.
 - a. Second – Donna Brooks
 - b. Vote – Unanimous
6. Cheryl Anderson makes motion to adjourn at
 - a. Second – Terry Girouard
 - b. Vote – Unanimous

Respectfully submitted by Joseph Daigle, Clerk